

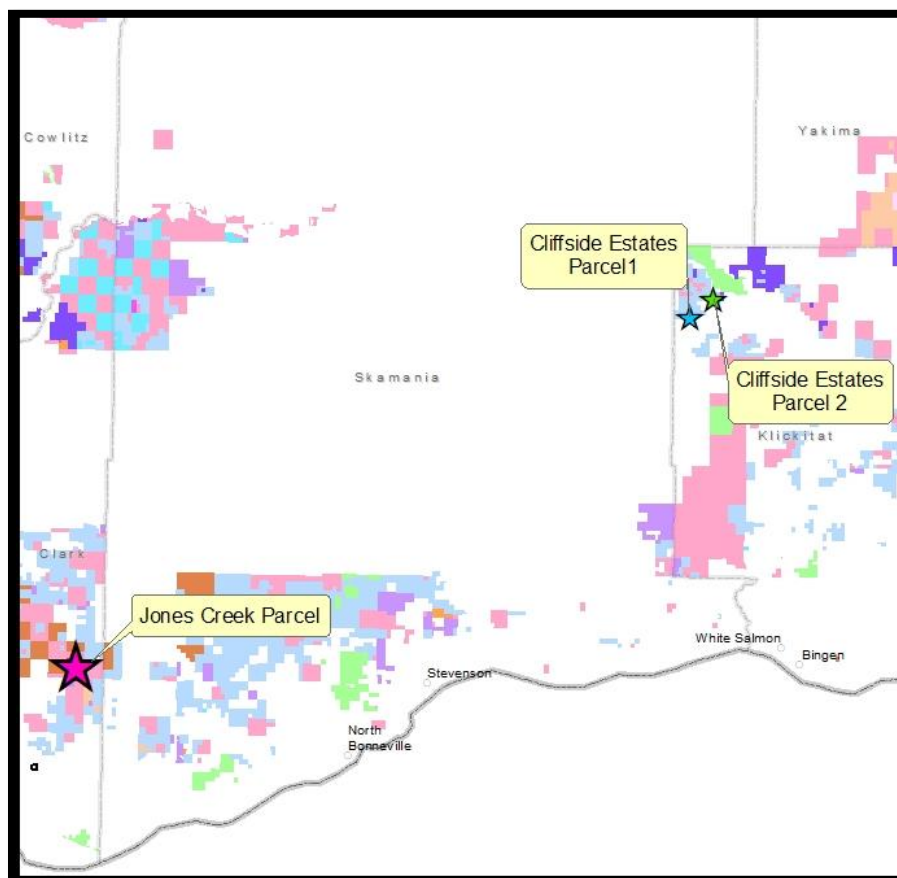


WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES
HILARY S. FRANZ | COMMISSIONER OF PUBLIC LANDS

Cliffside Estates Inter-Trust Exchange # 1, DNR #86-097744

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES (DNR) PROPOSES A LAND EXCHANGE BETWEEN DNR-MANAGED TRUST LANDS AND DNR-MANAGED LAND BANK PROPERTIES.

Inter-Trust Exchange # 1 Vicinity Map



Purpose

DNR manages 2.9 million acres across Washington as State uplands – lands granted to the state, for the primary purpose of generating revenue for the trust beneficiaries (schools, colleges, public institutions, and counties). Over time, factors including, but not limited to, expanding residential development, parcel isolation, zoning and land use changes, or inability to generate revenue, make some of these state trust parcels less suitable for continued management. In these cases, the state properties may be sold, and revenues used to acquire more suitable replacement state lands.

Prior to selling the trust properties at auction, the state properties are transferred into the Land Bank for sale. This is done through a land bank exchange.

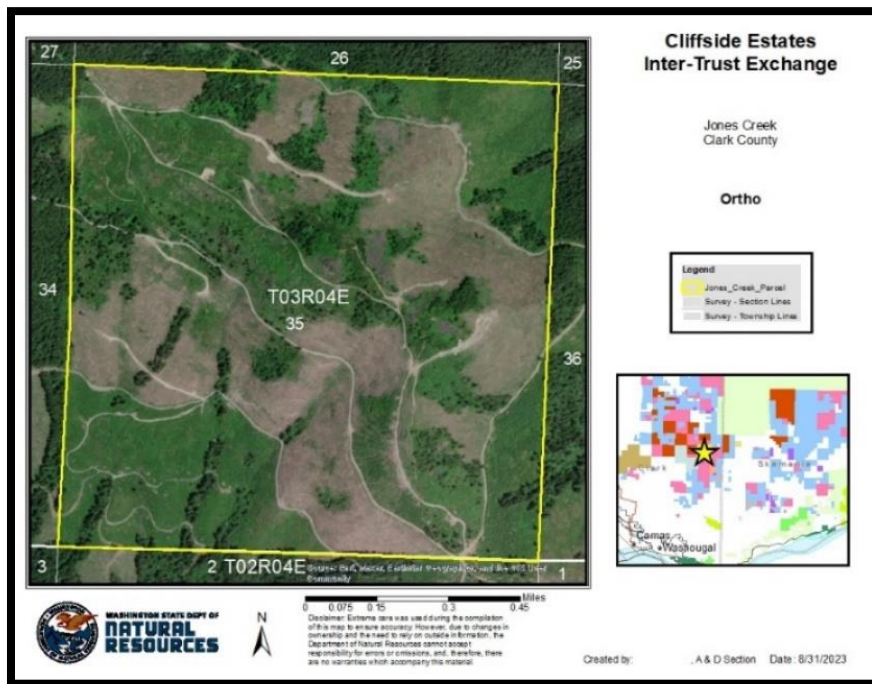
LAND BANK PROPERTIES

The Land Bank ownership for the state consists of state purchased properties that are waiting to become state trust land, and former trust land waiting to be sold. The current Land Bank parcel proposed for this exchange will provide continued trust revenue production and will function as replacement state trust property. Only that portion of the proposed Land Bank property being evaluated for this exchange, that is equal in value to the total appraised value of the exchanged trust properties, will be included in the final exchange transaction. The Land Bank property proposed for this inter-trust land exchange is located in Clark County and is shown on the map below.

Benefits of Land Bank Exchange

- Facilitate the replacement of trust properties unable to serve their primary purpose of generating revenue for the trust, with properties better suited to meet that intent.
- Consolidate State trust lands to improve management efficiency and marketing options to produce trust revenue.
- Enhance the sustainability of working trust landscapes to provide for future generations.
- Reduce the number of isolated trust parcels that are less suitable for long-term trust management.

Jones Creek (Land Bank Property) located in Clark County

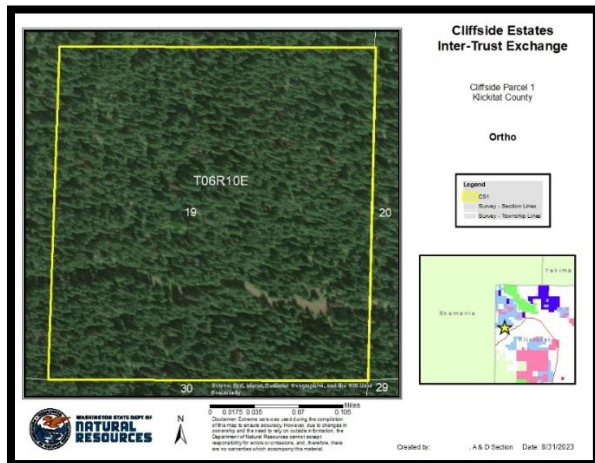


The “Jones Creek” property is a 641+/- acre Land Bank ownership parcel managed by the DNR in Clark County. The property is approximately 20 miles North of Washougal and is within Section 35, Township 3 North, Range 4 East, W.M., in the Pacific Cascade Region. A portion of this parcel is proposed to be exchanged from the Land Bank to the Common School Trust (03).

Trust Properties located in Klickitat County

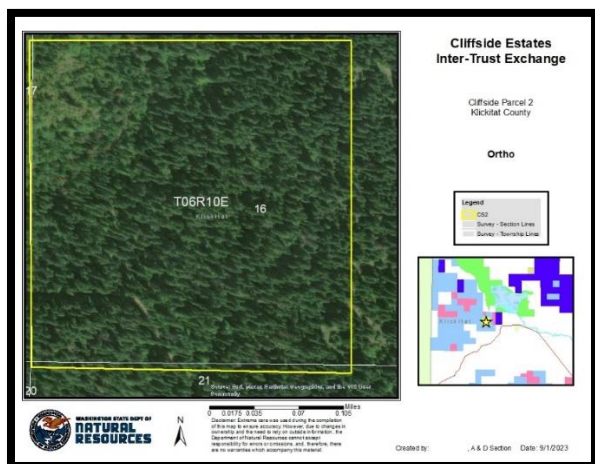
Common School Trust lands are held by the State and managed by the Department of Natural Resources for the primary purpose of generating revenue for the trust beneficiary, as mandated by the Federal Enabling Act and the State Constitution. When compatible with trust fiduciary duties, DNR manages for multiple benefits, such as recreation and protecting habitat and water quality. The Trust properties (currently Common School (03)) in Klickitat County proposed for trust exchange to Land Bank are shown and described in this section below.

Cliffside Estates Parcel #1 (Common School Trust Property (03))



Klickitat County “Cliffside Estates Parcel #1” is a 40.25 +/- acre property that is located approximately 4 miles from Trout Lake, in Section 19, Township 6 North, Range 10 East, W.M. This property is currently managed for the Common School Trust (03) (K-12 schools are the beneficiary).

Cliffside Estates Parcel #2 (Common School Trust Property (03))



Klickitat County “Cliffside Estates Parcel # 2” is a 42.2 +/- acre property that is located approximately 2 miles from Trout Lake in Section 16, Township 6 North, Range 10 East, W.M. The property is currently managed for the Common School Trust (03) (K-12 schools are the beneficiary).

Public Information and Outreach

- DNR will hold a public hearing for the Cliffside Estates Inter-Trust Exchange #1 in Klickitat County, on **10/24/2023** and starting at 6:00 pm at The Trout Lake School, Room number 132, 2310 Highway 141, Trout Lake, WA 98650. The purpose of this meeting is to share information and to receive information and testimony from the public. The written comment period for the submitted testimony will extend after the public hearing meeting and will conclude on **11/08/2023**.
- DNR will present the exchange proposal to the Board of Natural Resources for a final decision at one of its regularly scheduled monthly meetings. The Board meeting provides an additional opportunity for public comment.
- For more information and to view maps, visit the DNR webpage [dnr.wa.gov](https://www.dnr.wa.gov/managed-lands/land-transactions/cliffside-estates-inter-trust-exchange-1), and select:
<https://www.dnr.wa.gov/managed-lands/land-transactions/cliffside-estates-inter-trust-exchange-1>

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